Sent: Thursday, June 04, 2009 12:20 PM

To: 'SF-HOUSING-COUNSELING-L@hudlist.hud.gov'

Subject: FW: Protecting Tenants at Foreclosure Act of 2009

Housing Counseling Agencies:

President Obama recently signed into law the `Protecting Tenants at Foreclosure Act of 2009'. Effective May 20, 2009, the Act extends a range of protections to tenants in foreclosed properties. The purpose of this email is to make you aware of the new rules, and useful sources of related information, to assist you in responding to tenant questions and knowledgeably educating affected clients concerning the new legislation.

Protecting Tenants at Foreclosure Act of 2009

In brief, under the new legislation, all tenants must get a 90 day notice prior to eviction due to foreclosure. In addition (with some exceptions) tenants that have leases can continue to live in their homes until the end of the term of their lease. The rights of Section 8 tenants are also protected because the new owner at foreclosure must accept both the tenant's lease and the housing assistance payment (HAP) contract.

Related Resources

The National Housing Law Project (NHLP) has prepared materials that will help housing counseling agencies understand the provisions and help tenants exercise their new rights under this law. NHLP's materials include sample letters that tenants can use to inform their landlords, as well as sample letters advocates can use to inform the courts and public housing authorities.

The NHLP materials are available on the National Low Income Housing Coalition (NLIHC) homepage at

http://www.nlihc.org/template/page.cfm?id=227

The NLIHC website also contains several other additional resources, including details of the new tenant protection provisions...

http://www.nlihc.org/template/page.cfm?id=227

http://www.nlihc.org/doc/Memo-Renter-Protections-S-896.pdf

http://www.nlihc.org/detail/article.cfm?article_id=6143.

This message has gone out to the email addresses provided by all active housing counseling agencies in HUD's Housing Counseling Program. All Parent Agencies should make sure their sub-agencies have received this information. Please direct questions or comments to your HUD point of contact or email Housing.Counseling@hud.gov

Sincerely,
Director, Program Support Division
Office of Single Family Housing
Department of Housing and Urban Development